

VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 04/30/2014

3 Saville Row Update: Resident has filed a petition to the Zoning Board of Appeals to appeal the Code Enforcement Officer's 02/27/14 letter to cease operation of his business. The matter was continued until next month on May 19, 2014 due to a lack of a quorum.

Several complaints have been received regarding heavy vehicle traffic, including the roadway being blocked for several hours due to stuck delivery trucks.

335 Ridge Road Update: The contractor has been approved and expects to begin work in thirty (30) days, weather permitting.

Property manager notified on 07/15/13 by Village Engineer that the septic system needed to be relocated out of the area of flooding. Village Engineer has approved septic system replacement plans. Building permit issued 01/24/14 for septic replacement.

11 Barrington Hills Road Update: Village Engineer to revisit property before next month.

Village Engineer advised of grading improvements, unrelated to residential demolition, exceeding the site development permit threshold. Property owner stated no grading changes have been made; Village Engineer to inspect property again after snow melts.

261 Steeplechase Rd Update: Village Prosecutor has prepared Resolution for Demolition of this property, Agenda item 5.4. A judgment of possession was entered in Lake County 03/31/14 and Mr. Saltorous filed a motion on 04/23/14, with a 05/22/14 return court date.

261 Steeplechase Rd: ComEd disconnected service to this address 07/12/13 and as such there should be no water to the residence. The property "Not Approved for Occupancy". Judgment issued for \$750.00. On 12/12/13 the Code Enforcement Officer observed there were no tracks in the snow, open windows, several vehicles and debris covered in snow, and areas of disrepair in the building's condition. An administrative search warrant was issued in Lake County court "for the purpose of conducting and taking photographs of what is viewed and what is discovered for violations" of Village code. Administrative warrant served 02/24/14 and the property was inspected by B&F Construction Code Services for building, electrical, mechanical, and plumbing code violations. All inspections failed. It was also determined that the gas meter and the service line, to the main, were removed by Nicor in 2010 and the property has had no gas service since then.

385 Spring Creek Road Update: Code Enforcement Officer to draft letter to new property owners to bring pond into compliance.

Expired pond permit (issued 08/07/06). Final notice letter requiring work to be completed and an "as built" drawing filed with the Village sent to property owner on 07/20/12 with 45 day response date (09/04/12). Home was sold back to the bank 10/22/12 and bank took possession 08/10/13. At Trustee Messer's direction, property manager advised on 12/17/13 that the property must immediately be brought into compliance. On 03/21/14 the new owners stopped in the Building Department for information on the property and completion of the pond.

551-553 Cuba Road Update: Code Enforcement Officer will attempt to meet with resident to review compliance before next court date of 05/06/2014.

Home Occupation violation (mulch pile & landscaping) letter sent 07/20/12 with 45 day response date (09/04/12). Dave Myers provided a letter to the Building Department 08/29/12 stating he plans to be in compliance within the next 60 days (10/23/12). Citations issued for non-compliance. Property owner agreed to comply within sixty (60) days. In court 12/04/13, property still not in compliance, judge granted another continuance until 03/27/14. If agreement is met and property owner cooperates the case can be dismissed.

8 Jennifer Court Update: New court date of 05/12/14 on summons to appear, previous service attempts were unsuccessful. Resident served 04/22/14. Village Prosecutor to set for trial in sixty (60) days to allow resident time to complete work.

Landscape contractor submitted plans to correct septic problem 07/25/12. GHA reviewed plans and responded via letter on 08/06/12. GHA had five (5) issues with the plan. Citations issued for 4-2-7 (D) 7 discharge of sewage, 4-3-3 (I) altered drainage and 7-1-2 created cesspool. In court on 03/12/13, the Village received a judgment of \$750.00 for each of the three (3) citations issued. Resident advised of judgment by certified letter and advised to correct the issues. Conditions still exist per Village Engineer. Resident advised on 07/18/13 that he would re-submit plans within two weeks. Spoke with owner 09/19/13, will submit plans by 09/26/13. Village Prosecutor recommends issuing additional citations. No response to date to Village Engineer's 11/15/13 letter of required revisions of plans submitted on 11/07/13. Village Prosecutor on 02/21/14 filed a summons to appear for fines of up to \$750 per day, to declare the property a nuisance, possibly a health hazard, and an order of self help if issue is not resolved.